Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO CHANGE OF LAND USE FROM AGRICULTURAL LAND USE TO RESIDENTIAL USE TO AN EXTENT OF AC.17.26 CENTS IN R.S.NO.31, 32, 34, 35/3, 36/1, 3 OF KOMADAVOLUE (V) & GP, ELURU AS APPLIED BY SRI P. NAGESWARA RAO AND 24 OTHERS AND IN R.S.No.285/P, 286/1, 2P, 3, 287, 288/1A, 1B, 1C, 1D, 1G, 1F, 289/1, 2, 3, 290/1, 291/2, 3, 293/P OF MALKAPURAM (V) & GP, ELURU MANDAL TO AN EXTENT OF AC.34.63 CTS

[Memo No.369772/H1/2017, Municipal Administration & Urban Development (H1) Department, 23rd June, 2017]

NOTIFICATION

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh at Velagapudi.

DRAFT VARIATION

The site in R.S.No.31, 32, 34, 35/3, 36/1, 3 of Komadavolu (V) & Gram Panchayat, Eluru Mandal to extent of Ac.17.26 cents and in R.S.No.285/P, 386/1, 2P, 3, 287, 288/1A, 1B, 1C, 1D, 1G, 1F, 289/1, 2, 3, 290/1, 291/2, 3, 293/P of Malkapuram (V) & Gram Panchayat, Eluru Mandal to an extent of Ac.34.63 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru Town, sanctioned in G.O.Ms.No.312, MA Dt:25.07.1975 is now proposed to be designated for Residential use by variation of change of land use basing on the Panchayat Resolution No:102/2015, dated:25.04.2015 and 55/2015, dated:28.12.2015 as marked as in the revised part proposed land use map bearing G.T.P.Map No.27/2017/R available in the Panchayat Offices of Komadavolu Gram Panchayat & Malkapuram Gram Panchayat Town, **subject to the following conditions that;**

1. The applicant shall provide 9.00 mts wide recreation / green buffer along Godavari canal bund on western side of the site under reference as per G.O.Ms.No.119, dt:28.03.2017.
2. The applicant shall provide recreation/green buffer wherever water courses are in existence as per G.O.Ms.No.119, dt:28.03.2017.
3. The applicants shall abide the conditions imposed by the Irrigation Authorities i.e., the existing irrigation field bodhies if any should not be closed, if irrigation facilities are required by the others through subject lands.
4. The applicants shall obtain L.C.C. for the balance extent of Ac.0.47 cents from the competent authority.
5. The applicant shall provide proper access to the land locked areas within the boundary while obtaining development permission.
6. The applicant shall take prior approval from the Competent Authority before commencing any work
7. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
8. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
9. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
10. The change of land use shall not be used as the proof of any title of the land.
11. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural lands
East	:	Agricultural lands
South	:	Approved layouts (L.P.No.57/2009/R & 5/2011/E) and Manchem Apparao Nagar)
West	:	Godavari Canal Bund

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT